

DPP Planning

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Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

Ref: 5975LEa/L002

Date: 17th March 2025

Dear Sir/Madam

SUBMISSION OF DOCUMENTS RESERVED BY CONDITIONS 12, 13 AND 14 OF PLANNING APPLICATION 22/00527/OUT AT LAND SOUTH OF 295 MAIN STREET, STANTON UNDER BARDON, LEICESTERSHIRE

Introduction

On behalf of our client, Allison Homes, we hereby submit details reserved by conditions 12, 13 and 14 of planning permission reference 22/00257/OUT, relating to an outline permission for development of 50 dwellings with all matters reserved except access at land south of 295 Main Street, Stanton under Bardon, Leicestershire.

The application has been submitted via the Planning Portal today (with Planning Portal reference number PP-13862719), and the application fee has been paid directly through the Planning Portal.

In addition to this cover letter and the application forms, the application includes the following:

- Construction Ecological Management Plan by JM Ecology (reference JME_2338_CEMP_01_V1)
- Landscape and Ecological Management Plan by JM Ecology (reference JME_2338_LEMP_01_V1)
- Noise Impact Assessment by Lucion (reference 127983.662636 dated February 2025)

Condition 12

Condition 12 is worded as follows:

“No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

a) Identification of potentially damaging construction activities.

b) Identification of biodiversity protection zones.

c) Practical measures and sensitive working practices for reptiles and bats, to avoid or reduce impacts during construction.

d) Timing of works to avoid harm to nesting birds.

e) Responsible persons for overseeing sensitive works.

f) Use of protective fencing where required.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details."

To discharge this condition, the submitted Construction Ecological Management Plan by JM Ecology identifies biodiversity protection zones at the eastern and western site boundaries, which are to be fenced off by Heras or similar fencing. Similar protection is also to be afforded to landscaping features that are to be created by development, such as trees and seeded grassland.

Special working measures to safeguard reptiles, bats and birds are also outlined including, but not limited to: clearance works to be undertaken within the reptile active period in suitable weather conditions (April to October, dry, over 10 degrees centigrade); removing vegetation to a height of 150mm using hand tools or small plant while working west to east to allow herptiles to escape; infilling open excavations at the end of each working day, or providing planks for escape or covering the excavations; the provision of a dark corridor around the perimeter of the site; and a check by a suitably qualified ecologist for nesting birds prior to works concerning vegetation where birds may nest. A suitably qualified ecologist named within the Plan will be responsible for overseeing ecology matters on site and will provide a briefing to all contractors before they commence work.

Condition 13

Condition 13 is worded as follows:

"No development shall take place (including ground works or vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the LPA. This shall be based on the BNG metric spreadsheet completed by Tyler Grange (Milly Robinson 16/05/22). The LEMP shall include the following details:

a) Description and evaluation of the features to be created/managed.

b) Aims and objectives of management.

c) Appropriate management options for achieving aims and objectives.

d) Prescriptions for management actions.

e) Work schedule.

f) Species/seed mixes to be planted/sown.

g) Ongoing monitoring and remedial measures

The development shall be implemented in accordance with the approved details at all times."

In respect of this condition, a Landscape Ecological Management Plan has been prepared by JM Ecology, and outlines the following:

- Habitats to be retained (Urban Tree, Native Hedgerow with Trees associated with bank or ditch, and section of native hedgerow with trees; all in “good” condition)
- Habitats to be created (introduced shrub in “poor” condition, modified grassland in “poor” or “moderate” condition; other neutral grassland, mixed scrub, urban tree, other woodland and native species rich hedgerow in “moderate” condition)
- Aims and objectives of management of each habitat type, with appropriate management options (e.g. for other neutral grassland, to “provide the best opportunities for a range of species including invertebrates by providing a species rich sward in both the wildflower areas”, with managed areas to be cut in the late summer to enable seed dispersal and continuation of species rich sward, and unmanaged areas to form tussocks to provide shelter for amphibians, small mammals and reptiles)
- Works schedule for implementation of landscape ecological features, as well as monitoring and remediation measures (e.g. frequent mowing of modified grassland to a length of 40-60mm in the first year, inspection for invasive species in all habitats year-round and replanting failed trees in the autumn of all years, etc)
- Species to be planted (e.g. wild cherry, sessile oak, crab apple and ash trees as part of Urban Tree habitat; hazel, dogwood, hawthorn and field rose as part of Mixed Scrub habitat)

Condition 14

Condition 14 is worded as follows:

“No development shall take place until a scheme for protecting the proposed dwellings from noise sources adjacent to the site has been submitted to, and approved in writing by, the Local Planning Authority. All works which form part of the scheme shall be completed in full in accordance with the approved details before any of the permitted dwellings are first occupied.”

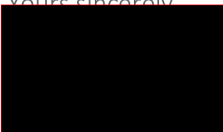
In respect of this condition, a Noise Impact Assessment has been prepared by Lucion. It rates the overall impact of noise to the development to be low, with most dwellings able to meet internal noise level requirements even with a partially open window for ventilation. For dwellings that cannot meet requirements with a partially open window, the Noise Impact Assessment finds the provision of standard double glazing and trickle vents will be sufficient to meet internal noise level requirements.

Conclusion

In light of the above, and the details hereby submitted, it is considered that the relevant conditions can be discharged.

We look forward to receiving your confirmation that this application has been registered. If in the meantime there is anything else you require, please do not hesitate to contact me.

Yours sincerely,



Andison lu
Assistant Planner
DPP

